

Chapter 13.71

HOLLADAY VILLAGE ZONE

13.71.010: VISION STATEMENT: *(No changes)*

13.71.020: PURPOSE:

- A. The purpose of this chapter is to identify and enhance the Holladay Village (HV), create a development pattern for new development that is appropriately oriented toward public rights of way, and provide a center for human interaction and protect and increase the economic vitality of the City. To achieve these goals, in part, ~~all~~ street level floor space ~~of buildings immediately abutting~~ 2300 East, Holladay Boulevard, Murray-Holladay Road and Laney Avenue between 2300 East and Holladay Boulevard and abutting Holladay Village Plaza, as shown Figure 13.71.4 ~~as shown on the map attached to the ordinance codified herein~~, shall be retail use only. Exception: ~~Minor or Small~~ street-level lobby areas that lead to upper story residential uses. However, it is not the intent of this chapter to impair the rights of existing businesses and property owners. Therefore land uses and structures existing at the time of adoption of this chapter should be treated as nonconforming uses and structures, except as expressly stated herein. The provisions of this chapter allow lawfully established buildings and uses to continue but limits their expansion or modification unless brought into compliance with the requirements herein.
- B. It is intended that the Holladay Village become a place of diverse land uses within an aesthetically attractive, easily accessible and economically healthy environment. A range and mix of commercial, service, public and residential land use is allowed. Quality designed and environmentally sensitive structures and site features will create visual interest, encourage greater pedestrian use, and enhance the economic vitality of the entire city.
- C. It is the intent of this chapter that the historical principal access to the area by automobile will be maintained on arterial roads, with mid block roadways providing and leading to well placed, accessible parking located on and off the street. A pedestrian scale environment will be created through building height and mass and orienting structures toward the streets and sidewalks.
- D. This chapter is also intended to preserve the value and residential character of neighborhoods surrounding the Holladay Village. To that end, the impact on surrounding neighborhoods of development within the village, as well as measures to mitigate any adverse impacts will be considered in the submission and review process for any proposed project.
- E. To ensure these goals are met, any development within the HV zone shall be reviewed by the design review board (DRB) to determine a project's degree of overall conformity with the design guidelines set forth in this chapter. These design guidelines are intended to establish a greater sense of quality and unity within the HV zone. Design guidelines are not intended to slow or restrict development, but rather to add consistency and predictability to the project review process.

13.71.030: SCOPE: *(No changes)*

13.71.040: PRIMARY USES:

- A. Permitted Uses: The permitted uses allowed in the HV zone shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title.
- B. Conditional Uses: Any use legally existing as a conditional use in the HV zone on the effective date of this chapter, is allowed to continue and is subject to the requirements of the conditional use permit issued for such use. Except as otherwise set forth in section 13.71.060 of this chapter, each conditional use shall conform to the development standards and design guidelines of this chapter and other applicable requirements of this title.
- C. Mixed or Combined Uses (See 13.71.020.C): Any mixture or combination of allowed uses may be established within the same building or on the same lot or parcel. If any of the proposed uses ~~is~~ are a conditional use, that use shall be reviewed and approved by the planning commission as required by section 13.08.040 of this title.
- D. Prohibited Uses: Any primary or accessory land use not shown as a permitted or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be prohibited.
- E. Hours: None of the foregoing uses shall be open to the public between the hours of twelve o'clock (12:00) midnight and six o'clock (6:00) A.M. except for hotels and bed and breakfast uses.

13.71.050: ACCESSORY USES: *(No changes)*

13.71.060: NONCONFORMING DEVELOPMENT: *(No changes)*

13.71.065: RELOCATION OF EXISTING USES WITHIN THE ZONE: *(No changes)*

13.71.070: PROJECT APPROVAL: *(No changes)*

13.71.075: PROJECT APPROVAL PROCEDURES: *(No changes)*

- 13.71.080: DEVELOPMENT STANDARDS:** The following minimum development standards shall apply in the HV zone. Application of the design guidelines set forth in section 13.71.090 of this chapter may require a higher standard to be met.
- A. Lot, Yard And Other Development Standards: Except as otherwise required by a provision of this section or section 13.71.090 of this chapter, the development standards shown on Chart 13.71.1 of this section shall apply in the HV zone.

CHART 13.71.1

Development Standard	Amount
Lot area, minimum	5,000 square feet
Lot width, minimum	50 feet at 25 feet back from right of way
Lot frontage, minimum	50 feet
Build-to line	1/2 the width of the right of way shown on chart 13.71.2 of this section, measured from the centerline
Right of way encroachments	Exception: Ornamental architectural features such as arcades, canopies, awnings, balconies, cornices, etc., and subsurface intrusions such as footings and foundations may be allowed to protrude into the right of way provided they do not interfere with the normal use of the right of way, after review and approval of the planning commission and subject to a license agreement approved by the city manager
Front setback, nonconforming	Expansion and remodeling permitted so long as nonconforming setback is not expanded
Impervious surface coverage, maximum	100 percent, subject to landscaping requirements
Building width, maximum	No requirement
Building height, maximum ¹ , including screened mechanical equipment but excluding: 1) chimneys of 6 feet or less; 2) architecturally compatible elevator shafts 6 feet or less; 3) gables 4 feet or less	2 stories, 38 feet maximum, or 3 stories, 48 feet maximum, as shown on figure 13.71.3 of this section except for a grand corner architectural feature for the building on the northwest corner of the intersection of Murray Holladay Road and Holladay Boulevard which shall not exceed 68 feet <u>See Figure 13.71.3</u>
Land use for <u>floor space buildings abutting major streets and plaza</u>	<u>The street level floor space fronting and of buildings abutting major streets, 2300 East, Holladay</u>

within the Holladay Village zone	<p>Boulevard, Murray-Holladay Road and Laney Avenue between 2300 East and Holladay Boulevard and buildings floor space abutting Holladay Village Plaza, as shown on the map attached to the ordinance codified herein <u>Figure 13.71.4</u> shall be retail² uses only.</p> <p>Exception: Minor or Small street level lobby areas that lead to upper story residential uses.</p>
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Note:

1. To reasonably accommodate for grade and slope changes and as measured from the top back of curb of the nearest street, maximum building height for ~~two- and three-~~ multi-story buildings may be averaged using 10 equal measurements over the length of the roofline facing the street but at no point may exceed 4 feet above maximum.
2. For the purposes of this chapter the term "retail use" shall include all allowed uses categorized under the general heading of "Retail" in Chapter 13.100-Appendix A as well as uses categorized as "Personal Services" and "Pet Grooming".

CHART 13.71.2

Street	ROW Width (Feet)
2345 East	47 (may be reduced for existing structures)
2345 South from Kentucky to Arbor/Holladay Boulevard intersection	54
Arbor Lane	54
2225 East Street	66
Murray Holladay Road east from Holladay Boulevard intersection to HV zone boundary	77
Phylden Drive	77
2270 East	77
4720 South	77
2300 East from Holladay Boulevard intersection north to 4500 South	80
Holladay Boulevard north from Laney Avenue intersection to 4500 South	80
Murray Holladay Road west to 2225 East (45 feet on north side)	85
New connector from 2300 East to Laney Avenue	92
Holladay Boulevard from 2300 East intersection south to Murray Holladay Road	102

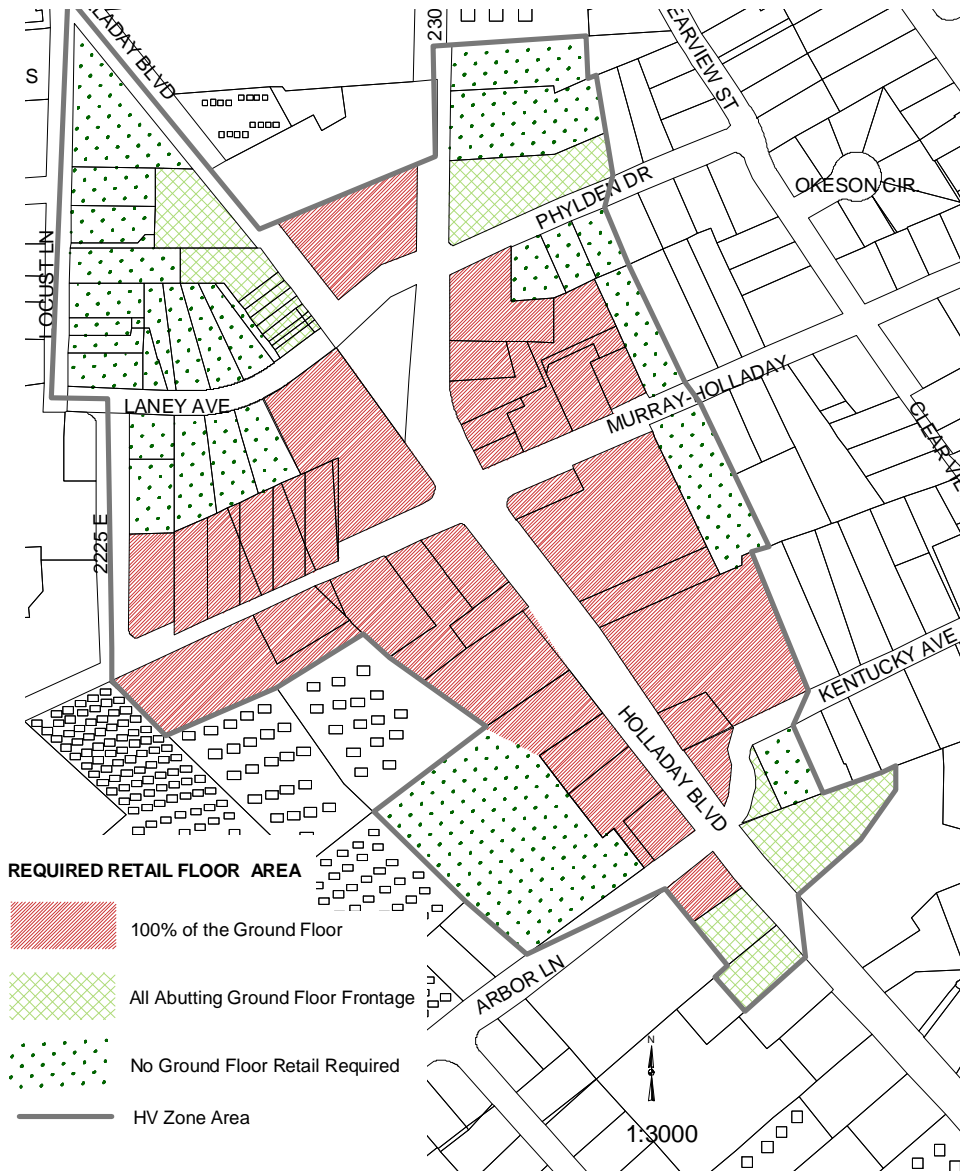
- 1 FIGURE 13.71.3 Area of Holladay Village Zone where buildings on corners of this intersection may have
 2 architectural elements not exceeding 68 feet in height Allowed Building Heights in the HV Zone.
 3 (Note: This figure would replace the current one)



1 **FIGURE 13.71.4** Ground Floor Retail in the HV Zone.

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Ground Floor Retail in the HV Zone FIG 13.71.4



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- 1 B. Parking Requirements: Parking in the HV zone shall be governed by the provisions of chapter 13.80
2 of this title except as otherwise provided in this chapter.
- 3 C. Landscaping: Although landscaping is not required by the HV zone standards except within the buffer
4 areas where an HV property abuts a residential zone or property, all installed landscaping ~~All uses in~~
5 the HV zone shall comply with the applicable planting and maintenance provisions governing
6 landscaping and buffering in chapter 13.77 of this title.
- 7 D. Outside Display: *(No changes)*
- 8 E. Outdoor Uses: *(No changes)*
- 9 F. Mechanical Service: *(No changes)*
- 10 G. Access, Service And Delivery: *(No changes)*
- 11 H. Trash Facilities: *(No changes)*
- 12 I. Site Lighting: It is the intent of this subsection to encourage lighting practices and systems that will
13 minimize light pollution, glare and light trespass, conserve energy and resources, and maintain
14 nighttime safety and utility while ensuring the enjoyment of a starry night for all members of the
15 community.
16
- 17 Except as provided herein, or unless otherwise explicitly approved by the planning commission the
18 light source shall be a full cutoff fixture, completely concealed within an opaque housing. All exterior
19 lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following
20 requirements:
- 21 1. Fixture (Luminaire): Where the design for an area may suggest the use of lighting fixtures of a
22 particular "period" or architectural style, fixtures other than full cutoff fixtures may be used if the
23 lumens generated by each fixture do not exceed five thousand five hundred (5,500) and if the
24 mounting heights of such fixtures do not exceed fifteen feet (15'). Fixtures used under gasoline
25 canopies and other structural canopies shall be flat lens, recessed lens, or drop lens with glare
26 shields. Use of drop lens without glare shields is prohibited.
- 27 2. Light Source (Lamp): Only LED, incandescent, fluorescent, metal halide, or color corrected high
28 pressure sodium may be used. LED is the preferred light source. The same type shall be used for the
29 same or similar types of lighting on any one site. No colors other than white or off white (light yellow
30 tones) may be used for any light source for the lighting of signs, structures or the overall site unless
31 the DRB deems such lighting to be appropriate to the design theme of the proposed development.
32 Noncolor corrected low pressure sodium and mercury vapor light sources are prohibited.
- 33 3. Mounting: Fixtures shall be mounted in such a manner that the cone of light does not cross any
34 property line of the site. Poles shall be black, dark gray, dark brown, dark green, or earth tone. The
35 height of the light shall not exceed twenty five feet (25') above grade. Any fixtures located within any
36 required buffer shall not exceed twelve feet (12') above grade. For purposes of these regulations, the
37 mounting height of a lighting fixture shall be defined as the vertical distance from the grade elevation
38 of the surface being illuminated to the bottom of the lighting fixture (i.e., luminaire).

4. Submittal Requirements: Project plan submittals shall be prepared by a lighting professional and include a site lighting plan at a scale of one inch (1") to twenty feet (20') or other scale acceptable to the city which shows:

a. All proposed exterior lighting in relation to existing and proposed buildings, trees, landscaping, parking areas;

b. Specifications for all proposed lighting fixtures including fixture design, type of lamp, wattage, designation as "cutoff" fixtures, lumens or light contour study and other descriptive information on the fixtures; and

c. Proposed mounting height and placement of all exterior lighting fixtures.

5. Timers and Dimmers: Lighting installations shall include timers, dimmers and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

6. Holiday Lighting: Holiday lighting during the months of October, November, December and January shall be exempt from the provisions of this section, provided that such holiday lighting does not create

7. Light Trespass: In addition to the general provisions of this subsection, all site lighting shall be shielded and/or directed in such a manner that it illuminates only the user's premises and does not spill over into neighboring residential areas so as to interfere with the peaceful enjoyment of residential or public properties.

8. Architectural Feature Lighting: Architectural feature lighting including wall washer spotlights are permitted.

9. Nonconforming Fixtures: Except where otherwise noted, all outdoor lighting fixtures existing and legally installed and operative before the effective date of this code are exempt from the requirements of this subsection. Whenever a nonconforming fixture is replaced, upgraded or moved, the replacement fixture shall meet the requirements of this code.

J. Utility Lines: *(No changes)*

K. Buffer Standards for Proposed Development Adjacent to Abutting Residential Property Not In the HV Zone:

1. The minimum building setback for any building is twenty feet (20').

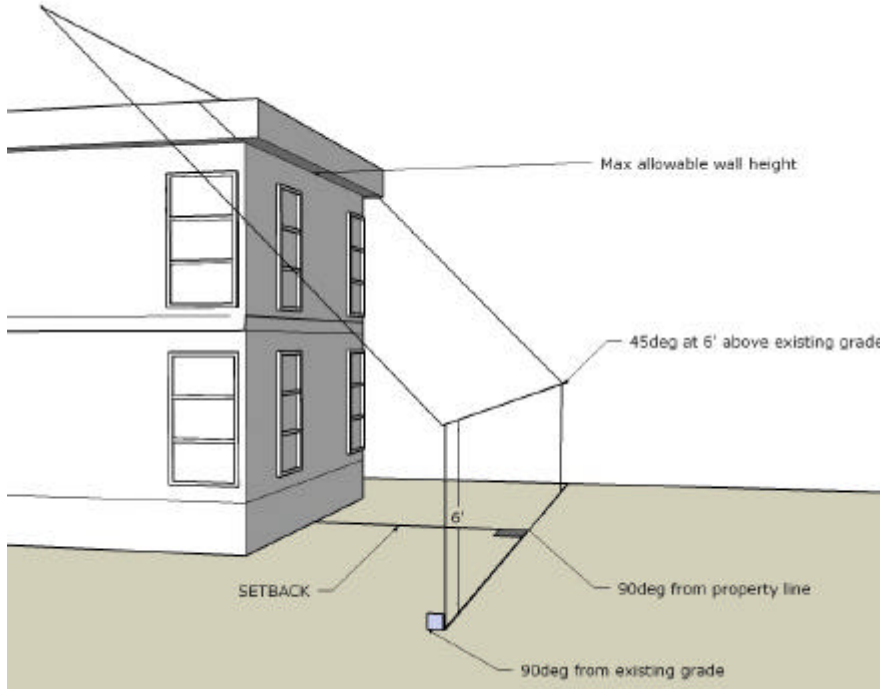
~~2. Building height shall not exceed the design envelope created by starting at a point six feet (6') above the ground at the residential property line and then sloping along a plane at a forty five degree (45°) angle toward the center of the lot. Building height shall not exceed the graduated height envelope as defined in subsection (a) of this section.~~

a. The graduated height envelope is defined by projecting a vertical plane from the property line to a height of six feet (6') and then slanting upward and toward the interior of the HV zone property at a forty five degree angle (45°). Refer to figure 13.71.5 for graphic representation of the graduated height envelope.

b. The graduated height envelope applies to properties within the HV zone that abut residentially zoned properties not in the HV zone.

c. Some architectural elements may be exempt as defined in section 13.76.190.

FIGURE 13.71.5- GRADUATED HEIGHT ENVELOPE



3. Maximum building height shall not exceed the limits shown on Figure 13.71.3 of this section.

4. A six foot (6') high ~~opaque masonry wall~~ screening wall or fence ~~shall~~ should be constructed along the property line which is the boundary between the HV and an abutting residential zone. Such ~~fence or wall shall not be a plain cinder block wall, but shall~~ should include design and other decorative elements consistent with the design of the new building. ~~Fences, walls or enclosures designed for screening shall be architecturally consistent and compatible with the building and/or site with which they correspond. This requirement may be waived or modified by the Planning Commission if it can be demonstrated that existing walls or fences provide the desired buffering and aesthetic effect or can be altered to do so.~~

5. A ~~landscaped~~ landscaping buffer strip (not in addition to the minimum building setback) ~~at least twenty feet (20') wide of five feet (5')~~ as per Chapter 13.77, shall be provided parallel to the fence or wall to allow for the planting of appropriate trees, or other vegetation anticipated to provide either shade, screening and/or beauty at the common property line.

6. A primary or accessory building or structure shall not have a single, unbroken facade longer than fifty feet (50').

7. No trash receptacle or storage area shall be located closer than fifty feet (50') from a ~~residential property line~~ residence on an abutting property not in the HV zone unless located within a fully enclosed building.

- 1 8. Site lighting shall be designed to direct lighting away from residential property. The use of energy
2 efficient, color and intensity controlled LED lighting as per subsection 13.71.080 I is preferred and
3 encouraged.
- 4 9. An outdoor dining facility shall be constructed in a manner which visually obscures the facility
5 from abutting ~~adjacent~~ residential property and which protects the property from noise and light
6 emanating from the facility.
- 7 10. Mechanical equipment, including penthouses and elevator shafts, shall be screened and
8 soundproofed so that its presence or operation does not violate the noise ordinance or create a
9 nuisance for the occupants of any abutting residence.

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- 2 **13.71.090: DESIGN GUIDELINES:**
- 3 A. Purpose: *(No changes)*
- 4 B. Pedestrian Access: *(No changes)*
- 5 C. Parking: Parking should be integrated with the design of the Holladay Village and complement the
- 6 pedestrian activities and visual character of the village. Intrusive impacts of parking lots and
- 7 structures should be mitigated through sensitive design, location and configuration. The following
- 8 should be integrated into the design on any new parking lot or structure:
- 9 1. Parking lots shall not be located on a corner facing an intersection.
- 10 2. The number of parking lot entrances, driveways and curb cuts shall be minimized in favor of
- 11 combined driveways and coordinated parking areas among property owners.
- 12 3. Individual parking entrances and curb cuts on Holladay Boulevard and/or Murray Holladay Road
- 13 shall be consolidated wherever reasonably possible to complement a coordinated parking strategy
- 14 and promote walkability.
- 15 4. Pedestrian walkways, which comply with ADA standards, shall be constructed within a parking lot
- 16 to connect the sidewalk and building entrances. Raised concrete pavement should be provided where
- 17 the walkway traverses between parking stalls and/or is ~~adjacent to~~ abutting vehicular circulation.
- 18 5. Parking structures visible from the public rights of way shall be architecturally integrated or
- 19 designed with an architectural theme similar to the main buildings.
- 20 6. The perimeter of each floor of a parking structure facing a public street shall have a screening
- 21 mechanism designed to shield automobiles and any mechanical appurtenances from public view. An
- 22 architectural treatment, landscaping and/or space for pedestrian oriented businesses along the street
- 23 side edges of the parking structure should be provided.
- 24 D. Streetscape: *(No changes)*
- 25 E. Building Design: It is the intent of this subsection to encourage timeless architectural designs and
- 26 building facades in keeping with the historical character of early Utah architecture that has been lost
- 27 in the commercial center of Holladay. Typical design elements should include three (3) levels: the
- 28 bottom or street (storefront) level, the middle or shaft level, and the top or parapet level with
- 29 articulated or ornamental cornices or rooflines. Each level should have different proportions and
- 30 composition of openings and ornamentation. Storefronts should include display windows, separated
- 31 by simple vertical piers or classical columns, located below, for example, decorative cornices, fascia
- 32 boards and divide-light transom windows with simple fabric awnings above decorative bulkheads.
- 33 Signs should be mounted on the lintel above the first story or painted directly on the inside of display
- 34 windows.
- 35 1. Compatibility of New Buildings: All new buildings should be designed with a unique character
- 36 compatible with the objectives of the Holladay Village zone. ~~master plan~~.
- 37 2. Building Mass: *(No changes)*

- 1 3. Pedestrian Perspective: *(No changes)*
- 2 4. Facade Embellishment: *(No changes)*
- 3 5. Shading For Pedestrians: *(No changes)*
- 4 6. Primary Entrances: *(No changes)*
- 5 7. Maintaining an Expression Line: *(No changes)*
- 6 8. Consistency Of Architectural Style: *(No changes)*
- 7 9. Mixing of Styles: *(No changes)*
- 8 10. Oriented to the Corner: *(No changes)*
- 9 11. Emphasis Of Identity: *(No changes)*
- 10 12. Window And Door Designs: *(No changes)*
- 11 13. Reinforcement of Design: *(No changes)*
- 12 14. Use of Customized Components: *(No changes)*
- 13 F. Building Materials: *(No changes)*
- 14 G. Roofs: *(No changes)*
- 15 H. Color: *(No changes)*
- 16 I. Amenities: *(No changes)*
- 17 K. Lighting:
 - 18 1. Pedestrian scale light fixtures should be incorporated into the site design to give visual variety
 - 19 from one building to the next and should blend with the architectural style.
 - 20 2. Lighting should use minimum wattage LED, metal halide or color corrected sodium light sources
 - 21 which give more "natural" light.
 - 22 3. All building entrances should be well lit to provide inviting access and safety.
 - 23 4. Building mounted lights and display window lights should contribute to lighting of walkways in
 - 24 pedestrian areas.
 - 25 5. Parking area light fixtures should be designed to confine emitted light to the parking area.
 - 26 6. Neon lighting may be used as a lighting element, provided that the tubes are concealed and are
 - 27 an integral part of the building design. Neon tubes used to outline the building are prohibited.
- 28 L. Service Areas: *(No changes)*
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13.71.100: ILLUSTRATIONS:

The photographs and drawings included in this section are intended only to illustrate appropriate and inappropriate application of the design guidelines set forth in this chapter. They are not intended to imply that a particular design will be approved notwithstanding its similarity to an illustration included herein.



Illustration Figure-1. Development in the HV zone should be designed to encourage pedestrian activity.



Illustration Figure-2. Outside display and outside uses are encouraged but must leave a clear pedestrian pathway.

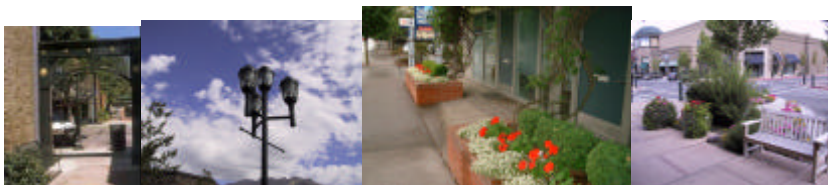


Illustration Figure 3. Creatively designed mid block pedestrian connections with wide pavements, lighting, benches, and landscaping will encourage pedestrian circulation.

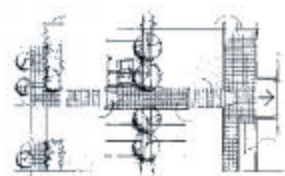


Illustration Figure 4. Surface parking lots should be screened from view from the street and designed with pedestrian connectivity in mind. Walkways and ADA accessibility should be an integral part of any surface parking lot design.



Illustration Figure 5. Street fixtures such as streetlights, pedestrian benches and trash receptacles of a specific design and scale create a sense of place. The design of these elements will be selected by the city and installed in the public rights of way as part of the overall village plan.



Illustration Figure 6. New structures should incorporate traditional design elements, be built to the street edge and foster unique, human scale environments that encourage pedestrian activity.



Illustration Figure 7. Blank walls without visual or architectural features are out of character with pedestrian oriented streets and should not be designed.

Illustration Figure 8. Recessed entryways create a shaded area that helps to define doorways and provide shelter for pedestrians. The repetition of these entryway features creates a sense of scale.



Illustration Figure 9. All buildings should have an articulated base course and cornice ornamented with details consistent with the chosen architectural style.



Illustration Figure 10. Buildings may should have upper story features, which improve the relationship between the upper story and the street.



Illustration Figure 11. Buildings on corner lots should be oriented to the corner. Corner entries and/or architectural treatments should be used to emphasize the corner.



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Illustration Figure 12. Windows and doors are some of the most important character defining features of a unique structure. They give scale to a building and provide visual interest to the composition of individual facades.

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Illustration Figure 13. Articulated, transparent facades should be created along pedestrian right of way including display windows.



Illustration Figure 14. Windows on the second or third level upper levels should be vertically proportioned and the design of surrounding window casing, the depth and profile of window sash element and the material of which they are constructed should be distinctly associated with the specific building style.

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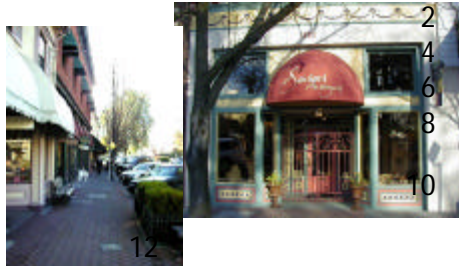


Illustration Figure 15. Awnings and canopies should contribute to the building's architectural theme and be integrated within the building design. Awnings should be constructed of traditional materials and located over windows, doors, or walkways.

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Illustration Figure 16. Building colors should be muted or natural. Bright florescent colors are out of keeping with the desired village character.

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Illustration Figure 17. Exterior finish materials should be part of a strong architectural theme and should not appear as a material foreign to the character of the building.



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Illustration Figure 18. The character of a roof is a major feature of any structure. The roof pitch, its materials, size and orientation are all distinct features that contribute to the character of the building. Shadows created by traditional overhangs contribute to one's perception of a building's scale. Roof designs should relate to the building facade articulations.



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Illustration Figure 19. A compatible mix of architectural styles is encouraged, however, contemporary styles incorporating large expanses of glass and unornamented building facades are not in keeping with the desired village character.



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2 Illustration Figure 20. All major new construction should include pedestrian oriented amenities such as a
3 plaza, art, wayfinding signage, greenspace, or a distinctive water feature.
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ADDDITIONAL TEXT AMENDMENTS REQUIRED

13.76.190: HEIGHT LIMITATIONS; EXCEPTIONS:

In the C-1, C-2, O-R-D, HV and R-M zones, penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, architectural feature towers, steeples, flagpoles, chimneys, wireless or television aerials, theater lofts, or similar structures, may be erected a maximum of eight feet (8') above the height limits prescribed in this title, and provided the protrusion meets the graduated height requirement. No space above the height limit shall be allowed for the purpose of providing additional floor space.

13.77.050: MINIMUM LANDSCAPING REQUIREMENTS BY ZONE:

The following requirements are the minimum landscaped area required by each zone except where modified by the planning commission as an administrative relief allowed by section 13.77.130 of this chapter:

A. Single-Family Residential Zones (FR, R-1):

1. Within one year of the adoption of this chapter the entire front yard and side yard abutting to a street of developed lots in residential zones shall be landscaped and maintained.

2. The front yard of all lots on which buildings are located shall be landscaped within one year of the date of the issuance of a final certificate of occupancy or final inspection.

B. Multiple-Family Residential Zones (R-2, R-M): The minimum landscaping coverage in percent for all lots in the multi-family zones are as follows:

1. A minimum of forty percent (40%) of the total site shall be landscaped.

2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be provided along the side and rear property lines.

C. Office, Research Park and Development Zone (O-R-D):

1. A minimum of thirty percent (30%) of the total site shall be landscaped.

2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be provided along the side and rear property lines.

3. Where a side or rear yard abuts a residential use or residential zone boundary the entire setback area shall be landscaped.

- 1 D. Neighborhood Commercial Zone (NC):
- 2 1. All front setback areas and the side setback areas which abut a public street on corner lots shall be landscaped.
- 3 2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be
- 4 provided along the side and rear property lines.
- 5 E. C-1 and C-2 Commercial Zones:
- 6 1. The front setback area and the side setback area which faces on a street on corner lots shall be landscaped for a
- 7 minimum distance of twenty feet (20') behind the property line for all main uses in the C-1 and C-2 zones.
- 8 2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be
- 9 provided along the side and rear property lines.
- 10 F. Residential Office Zone (RO):
- 11 1. The first twenty feet (20') in depth of the front setback and/or front yard shall be landscaped.
- 12 2. Other setback areas which abut a public street shall be landscaped.
- 13 3. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be
- 14 provided along the side and rear property lines.
- 15 G. Holladay Village Zone (HV): Landscaping is not required in the HV zone except for the requirements of Section
- 16 13.71.080 K of this Title; Buffer Standards for Development Abutting Residential Property Not in the HV Zone.
- 17 H. Other Zones:
- 18 1. All required front and side yard areas that abut a public street shall be landscaped.
- 19 2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be
- 20 provided along the side and rear property lines.

1 13.100: APPENDIX A- ALLOWED USES

Use	All FR Zones	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	R-2-8/ R-2-10	R-M	O-R-D	R-O	P	N-C	C-1	C-2	HV	R/M-U	LU
Accessory uses*:														
Alcoholic beverage retail sales ¹⁴ :														
Brewery	-	-	-	-	-	C	-	-	-	-	C	-		
Club, dining	-	-	-	-	-	C	-	-	-	-	C	-		
Club, equity	-	-	-	-	-	C	-	-	-	-	C	-		
Club, fraternal	-	-	-	-	-	C	-	-	-	-	C	-		
Club, social	-	-	-	-	-	C	-	-	-	-	C	-		
Off premises	-	-	-	-	-	-	-	-	P	P	P	P		
On premises banquet and catering	-	-	-	-	-	C	-	P	-	-	C	P		
On premises beer retailer	-	-	-	-	-	P	-	P	-	-	P	P		
Restaurant - full service	-	-	-	-	-	P	-	P	P	P	P	P		
Restaurant - limited service	-	-	-	-	-	P	-	P	P	P	P	P		
Special event permit	-	P	P	P	P	P	-	P	P	P	P	P		
Drive-through	-	-	-	-	-	P	-	-	-	C	P	-		
Family food production	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-		
Flea market/farmers' market	-	-	-	-	-	-	-	P	-	P	P	P		
Guesthouse and/or caretaker quarters	C ⁹	C ⁹	C ⁹	-	-	-	-	-	-	-	-	-		
Home daycare/preschool	C ³	C ³	C ³	C ³	C ³	-	-	-	-	-	-	-		
Home daycare/preschool, small	C ⁴	P ⁴	P ⁴	P ⁴	P ⁴	-	-	-	-	-	-	-		
Home occupation	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	-	-	-	-	-	-	-		
Household pets	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	-	-	-	-	-	-	-		
Livestock, large	P ¹	-	P ¹	-	-	-	-	-	-	-	-	-		
Livestock, small	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-		
Merchandise vending machine, outside	-	-	-	-	-	-	-	-	-	P	P	P		
Mobile food trailer	-	-	-	-	-	P	-	P ¹⁷	-	P	P	P		
Mobile food truck	-	-	-	-	-	P	-	P ¹⁷	-	P	P	P		
Outside dining	-	-	-	-	-	C	-	C	C	C	C	C		
Outside display	-	-	-	-	-	-	-	-	C	P	P	P		
Outside storage	-	-	-	-	-	-	-	-	-	C	C	-		
Permanent cosmetics	-	-	-	-	C ¹⁴	P ¹⁴	-	-	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴		
Resource recycling collection	-	-	-	-	-	P ⁸	-	P ⁸	P ⁸	P ⁸	P ⁸	-		
Seasonal sales	-	-	-	-	-	P ¹³	-	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³		
Short term rental	-	-	-	C ⁶	C ⁶	-	-	-	-	-	-	-		
Sportsman's kennel/animal hobby permit	-	-	C ¹¹	C ¹¹	-	-	-	-	-	-	-	-		
Stable, private	-	-	P ¹	-	-	-	-	-	-	-	-	-		
Temporary buildings incidental to construction, including living quarters for security	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	P ¹³	-	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³		
Temporary sales/use	-	-	-	-	-	-	-	P ¹³	-	P ¹³	P ¹³	-		
PRIMARY USES:	All FR Zones	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	R-2-8/ R-2-10	R-M	O-R-D	R-O	P	N-C	C-1	C-2	HV	R/M-U	LU
Agriculture:														
Agriculture	P	P	P	P	P	-	-	P	-	P	P	-	See SDMP	See chapter 13.63 of this title

Entertainment and recreation:														
Arcade	-	-	-	-	-	-	-	-	-	-	P	-	See SDMP	See chapter 13.63 of this title
Auditorium, exhibit hall, convention center	-	-	-	-	-	P	-	-	-	C	P	-		
Motion picture theater, live theater	-	-	-	-	-	-	-	-	-	P	P	-		
Private nonprofit recreational grounds and facilities	C	C	C	C	C	-	-	C	-	C	C	-		
Professional, fraternal and social association	-	-	-	-	-	-	-	-	-	P	P	-		
Recreation, commercial, indoor	-	-	-	-	-	-	-	-	-	P	P	-		
Recreation, commercial, outdoor	-	-	-	-	-	-	-	P	-	C	C	-		
Recreation, fitness center	-	-	-	-	-	-	-	-	-	P	P	P		
Industrial and manufacturing:														
Building materials sales and services	-	-	-	-	-	-	-	-	-	P	P	-	See SDMP	See chapter 13.63 of this title
Disinfecting and exterminating	-	-	-	-	-	-	-	-	-	-	C	-		
Educational and scientific research, medical/dental laboratories	-	-	-	-	-	P	C	-	-	P	P	-		
Landscaping installation and maintenance	-	-	-	-	-	-	-	-	C	P	P	-		
Manufacturing	-	-	-	-	-	C	-	-	-	C	C	-		
Self-service storage	-	-	-	-	-	-	-	-	-	-	C	-		
Public:														
Cemetery	-	-	-	-	-	-	-	P	-	-	-	-	See SDMP	See chapter 13.63 of this title
Charter school	-	-	-	-	-	-	-	P	-	-	-	-		
Educational facility, public	-	-	-	-	-	-	-	P	-	-	-	-		
Public use	-	-	-	-	-	-	-	P	-	-	-	-		
Quasi-public use	-	-	-	-	-	-	-	P	-	-	-	-		
Residential:														
Bed and breakfast	C ²	-	C ²	C ²	C ²	-	C	-	P	P	P	P	See SDMP	See chapter 13.63 of this title
Dwelling:														
Live/work							C							
Multiple-family	-	-	-	-	P	-	-	-	C ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴		
Single-family	P	P	P	P	-	-	-	-	-	-	-	-		
Two-family	-	-	-	P	P	-	-	-	-	-	-	-		
Group homes:														
Assisted living facilities, type I:														
Large	-	-	-	-	C	-	-	-	-	-	C	-		
Small	-	-	-	-	C	-	-	-	C	P	P	-		
Limited	-	-	-	P	P	-	C	-	P	P	P	-		
Assisted living facilities, type II:														
Large	-	-	-	-	C	-	-	-	-	-	C	-		
Small	-	-	-	-	C	-	-	-	C	P	P	-		
Limited	-	C	-	C	P	-	C	-	P	P	P	-		
Nursing home	-	-	-	-	C	-	-	-	-	-	-	-		
Residential facilities for persons with a disability	P	P	P	P	P	-	-	-	-	-	-	P		
Residential facility for elderly persons	P	P	P	P	P	-	-	-	-	-	-	-		
Temporary lodging, hotel, motel, etc.	-	-	-	-	-	P	-	-	-	C	P	P		
Retail:														
Alcoholic beverage retail sales ¹⁴ :	-	-	-	-	-	-	-	-	-	-	-	-	See SDMP	See chapter 13.63 of this title
Brewery	-	-	-	-	-	-	-	-	-	-	-	-		
Club, dining	-	-	-	-	-	-	-	-	-	-	-	-		
Club, equity	-	-	-	-	-	-	-	-	-	-	-	-		
Club, fraternal	-	-	-	-	-	-	-	-	-	-	-	-		
Club, social	-	-	-	-	-	-	-	-	-	-	-	-		
Off premises	-	-	-	-	-	-	-	-	P	P	P	P		
On premises banquet and catering	-	-	-	-	-	-	-	P	-	-	-	P		
On premises beer retailer	-	-	-	-	-	P	-	P	-	-	P	P		
Restaurant – full service	-	-	-	-	-	P	-	P	P	P	P	P		

Restaurant – limited service –	—	—	—	—	—	P	—	P	P	P	P	P	P
Special event permit –	—	P	P	P	P	P	—	P	P	P	P	P	P
Drugstore (pharmacy)	-	-	-	-	-	P	-	-	P	P	P	P ¹⁶	
Gas station	-	-	-	-	-	C	-	-	-	C	C	-	
Groceries/food	-	-	-	-	-	C	-	-	P	P	P	-	
Mobile food court	-	-	-	-	-	C	-	C	-	C	C	C	
Motor vehicle sales, rental (new only)	-	-	-	-	-	-	-	-	-	-	C	-	
Motorcycle sales, rental	-	-	-	-	-	-	-	-	-	-	P	-	
Neighborhood market, large	-	-	-	-	-	-	-	-	-	P	P	P	
Neighborhood market, small	-	-	-	-	-	-	-	-	-	P	P	P	
Nursery, garden center	-	-	-	-	-	-	-	-	C	P	P	-	
Recreational vehicles sales, rental	-	-	-	-	-	-	-	-	-	-	C	-	
Restaurant	-	-	-	-	-	P	-	-	P	P	P	P ¹⁶	
Retail, general	-	-	-	-	-	C	-	-	P	P	P	P ¹⁶	
Sexually oriented business	-	-	-	-	-	C	-	-	-	-	-	-	
Services:													
Banking and credit	-	-	-	-	C	P	-	-	-	P	P	-	
Commercial daycare, preschool	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	P ¹²	-	-	C ¹²	P ¹²	P ¹²	P ¹²	
Commercial kennel	-	-	-	-	-	-	-	-	-	C	C	-	
Commercial stable (on lots of 1 acre or more)	-	-	C	-	-	-	-	-	-	-	-	-	
Dry cleaning ¹⁵	-	-	-	-	-	-	-	-	-	P	P	-	
Educational facility, private	-	-	-	-	C	C	C	C	-	C	C	-	
Equipment rental and leasing	-	-	-	-	-	-	-	-	-	P	P	-	
Funeral home, crematory	-	-	-	-	C	-	-	-	-	P	P	-	
Hospital	-	-	-	-	-	C	-	-	-	-	C	-	
Laundry, self-service, alteration and apparel repair	-	-	-	-	-	-	-	-	-	P	P	P ¹⁶	
Medical, dental, and related health	-	-	-	-	C	-	-	-	P	P	P	P	
Motor vehicle repair	-	-	-	-	-	-	-	-	-	C	P	-	
Nonresidential treatment facility	-	-	-	-	-	-	-	-	-	-	-	-	
Permanent cosmetics –	—	—	—	—	C	P	—	—	P	P	P	P ¹⁴	
Personal service	-	-	-	-	-	P	-	-	P	P	P	P ¹⁶	
Pet grooming/pet daycare	-	-	-	-	-	-	-	-	-	P	P	P ¹⁶	
Professional and business services	-	-	-	-	C	P	C	-	P	P	P	P	
Reception center	-	-	-	-	C	-	-	-	-	P	P	-	
Small engine repair, appliance, electrical, and machine repair	-	-	-	-	-	-	-	-	-	C	P	-	
Veterinary services	-	-	-	-	-	-	-	-	-	P	P	-	
Transportation, communications, and utility facilities:													
Local, suburban and interurban transportation	-	-	-	-	-	P	-	-	P	P	P	-	
Public parking	-	-	-	-	C	P	-	P	P	P	P	P	
Radio and television broadcasting	-	-	-	-	-	C	-	-	-	C	C	-	

See
SDMPSee
chapter
13.63 of
this title

studio																
Utility company, public		C	C	C	C	C	P	-	C	C	P	P	-			
Utility facility company		C	C	C	C	C	P	-	C	C	P	P	-			
Wireless telecommunications		See chapter 13.83 of this title														
Miscellaneous uses:		All FR Zones	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	R-2-8/ R-2-10	R-M	O-R-D	RO	P	NC	C-1	C-2	HV	R/M-U	LU	
		Nonresidential planned unit development	-	-	-	-	C	C	-	-	-	C	C	-	See SDMP	See chapter 13.63 of this title
		Residential planned unit development	C	C	C	C	C	-	-	-	-	-	-	-		
		Mixed-Use planned unit development					C						C	C		

Notes:

* Includes accessory buildings and uses customarily incidental to a permitted or conditional use.

1. See section 13.76.240, "Animal And Fowl Restrictions", of this title

2. See section 13.76.715, "Bed And Breakfast", of this title.

3. See section 13.76.720, "Home Daycare/Preschool", of this title.

4. See section 13.76.725, "Home Daycare/Preschool, Small", of this title.

5. See section 13.76.730, "Home Occupation", of this title.

6. See section 13.76.735, "Short Term Rental", of this title.

7. Reserved.

8. See section 13.76.750, "Resource Recycling Collection Facility", of this title.

9. See section 13.14.110, "Accessory Buildings", of this title

10. Provided the area is not in a watershed area.

11. See title 8, "Animals", of this code.

12. See section 13.76.260, "Commercial Daycare/Commercial Preschool Facilities", of this title.

13. See sections 13.76.250, "Temporary Sales/Seasonal Sales Permit", and 13.76.501, "Temporary Uses", of this title.

14. When accessory to a permitted or conditional use.

15. Subject to well source protection ordinance.

16. May not exceed 10,000 square feet of gross floor area.

17. By contract with public entity only.